



# City of NORFOLK

C: Dir., Department of Planning and Community Development

To the Honorable Council  
City of Norfolk, Virginia

April 8, 2014


From: George M. Homewood, AICP CFM, Planning Director

Subject: **Special Exception to operate an Indoor Recreational Sports Facility**

Reviewed: Ronald H. Williams, Jr., Assistant City  
Manager

Ward/Superward: 3/7

Approved:

  
Marcus D. Jones, City Manager

Item Number:

R-6

- I. **Staff Recommendation:** Approval.
- II. **Commission Action:** By a vote of **5 to 0**, the Planning Commission recommends **Approval**.
- III. **Request:** To allow Pivot Center, Inc. to operate an indoor roller skating facility.
- IV. **Applicant:** Pivot Center, Inc. – 3412 Inventors Road
- V. **Description**
  - The site is zoned BC-2 (Business and Commerce Park).
  - The *Zoning Ordinance of the City of Norfolk* was recently amended to allow Indoor Recreational Sports Facility by Special Exception in the BC-2 District.
  - The applicant is requesting a Special Exception for 3412 Inventors Road.
  - This application includes accessory vending, retail and office uses which will only be open during the operational hours of the Indoor Recreational Sports Facility.
- VI. Staff point of contact Ashton Jones at 664-7470, [ashton.jones@norfolk.gov](mailto:ashton.jones@norfolk.gov)

Attachments:

- Staff Report to CPC dated March 27, 2014 with attachments
- Proponents and Opponents
- Ordinance



# City of NORFOLK

To the City Planning Commission  
City of Norfolk, Virginia

March 27, 2014

From: Ashton Jones, *AS*  
City Planner II

**Subject:** Special Exception to operate  
an Indoor Recreational Sports Facility  
at 3412 Inventors Road – Pivot  
Center

Reviewed: Leonard M. Newcomb III, CFM *LMN*  
Land Use Services Manager

**Ward/Superward:** 3/7

Approved:

George M. Homewood, AICP, CFM  
Planning Director

**Item Number:** 5

- I. **Recommendation:** Staff recommends approval, considering compliance with *Zoning Ordinance* requirements and consistency with the approved plans
- II. **Applicant:** Pivot Center  
3412 Inventors Road
- III. **Description:** This request is to allow Pivot Center, Inc. to operate an indoor roller skating facility.
- IV. **Analysis**  
The property is located on the north side of Inventors Road just west of Ingleside Road in the Norfolk Industrial Park.

Plan Analysis

- The proposed Special Exception is consistent with *plaNorfolk2030*, which designates this site as Industrial.

Zoning Analysis

- The site is zoned BC-2 (Business and Commerce Park).
- The *Zoning Ordinance of the City of Norfolk* was recently amended to allow Indoor Recreational Sports Facility by Special Exception in the BC-2 District.
- The applicant is requesting a Special Exception for 3412 Inventors Road.
- This application includes accessory vending, retail and office uses which will only be open during the operational hours of the Indoor Recreational Sports Facility.

**V. Financial Impact**

- The applicant is current on all taxes.
- The proposed establishment will generate additional tax revenue and add value to the city's real estate tax base.

**VI. Environmental**

- This project is located in the Norfolk Industrial Park and should not have an adverse impact on the surrounding uses.

**VII. Community Outreach/Notification**

- Legal notice was posted on the property on February 18.
- Letters were mailed to all property owners within 300 feet of the property on March 12.
- Notice was sent to the civic leagues by the Department of Communications on March 12.
- Legal notification was placed in *The Virginian-Pilot* on March 13 and 20.

**VIII. Coordination/Outreach**

This report has been coordinated with the Department of Planning and Community Development and the City Attorney's Office.

Supporting Material from the Department of Planning and Community Development:

- Proposed Conditions
- Location Map
- Zoning Map
- Application
- Floor Plan
- Parking Plan

**Proponents and Opponents**

**Proponents**

Heather McPherson  
3412 Inventors Road  
Norfolk, VA 23502

**Opponents**

None

Form and Correctness Approved:

By   
Office of the City Attorney

Contents Approved:

By   
DEPT.

NORFOLK, VIRGINIA

## ORDINANCE No.

AN ORDINANCE GRANTING A SPECIAL EXCEPTION TO PERMIT THE OPERATION OF AN INDOOR RECREATIONAL SPORTS FACILITY ON PROPERTY LOCATED AT 3412 INVENTORS ROAD.

- - -

BE IT ORDAINED by the Council of the City of Norfolk:

Section 1:- That a Special Exception is hereby granted to permit the operation of an Indoor Recreational Sports facility on property located at 3412 Inventors Road. The property which is the subject of this Special Exception is more fully described as follows:

Property fronting 1,017 feet, more or less, along the northern line of Inventors Road and 794 feet, more or less, along the western line of Production Road, property also fronts 329 feet, more or less, along the southern line of Village Avenue; premises numbered 3412 Inventors Road.

Section 2:- That the Special Exception granted hereby shall be subject to the following condition:

- (a) The parking lot immediately adjacent to the facility shall be developed in accordance with the conceptual site plan attached hereto and marked as "Exhibit A".
- (b) Landscaping in those areas of the property adjacent to Inventors Road shall be installed in accordance with a plan reviewed and approved by the City's Department of Recreation, Parks and Open Space and shall continue to be maintained.

Section 3:- That the City Council hereby determines that the Special Exception granted herein complies with each of the requirements of § 25-7 of the Zoning Ordinance of the City of Norfolk, 1992 (as amended), namely that:

- (a) The proposed use and development will be in harmony with the objectives and policies of the adopted General Plan of Norfolk and with the general and specific purposes for which this ordinance was enacted and for which the regulations of the district in question were established;
- (b) The proposed use and development will not substantially diminish or impair the value of the property within the neighborhood in which it is located;
- (c) The proposed use and development will not have an adverse effect upon the character of the area or the public health, safety and general welfare. Conditions may be applied to the proposed use and development, as specified in section 25-8 below, to mitigate potential adverse impacts;
- (d) The proposed use and development will be constructed, arranged and operated so as not to interfere with the use and development of neighboring property in accordance with the applicable district regulations;
- (e) The proposed use and development will be served adequately by essential public facilities and services such as streets, public utilities, drainage structures, police and fire protection, refuse disposal, parks, libraries, and schools;
- (f) The proposed use and development will not cause undue traffic congestion nor draw significant amounts of traffic through residential streets;
- (g) The proposed use and development will not result in the destruction, loss or damage of natural, scenic or historic features of significant importance;
- (h) The proposed use and development will not cause substantial air, water, soil or noise pollution or other types of pollution which cannot be mitigated;
- (i) The proposed use and development will not cause a negative cumulative effect, when its effect is considered in conjunction with the cumulative effect of various special exception uses of all

types on the immediate neighborhood and the effect of the proposed type of special exception use on the city as a whole;

- (j) The proposed use and development complies with all additional standards imposed on it by the particular provisions of the ordinance authorizing such use; and
- (k) No application for a special exception shall be recommended or granted until any and all delinquent real estate taxes owed to the City of Norfolk on the subject property have been paid.

Section 4:- That this ordinance shall be in effect from the date of its adoption.





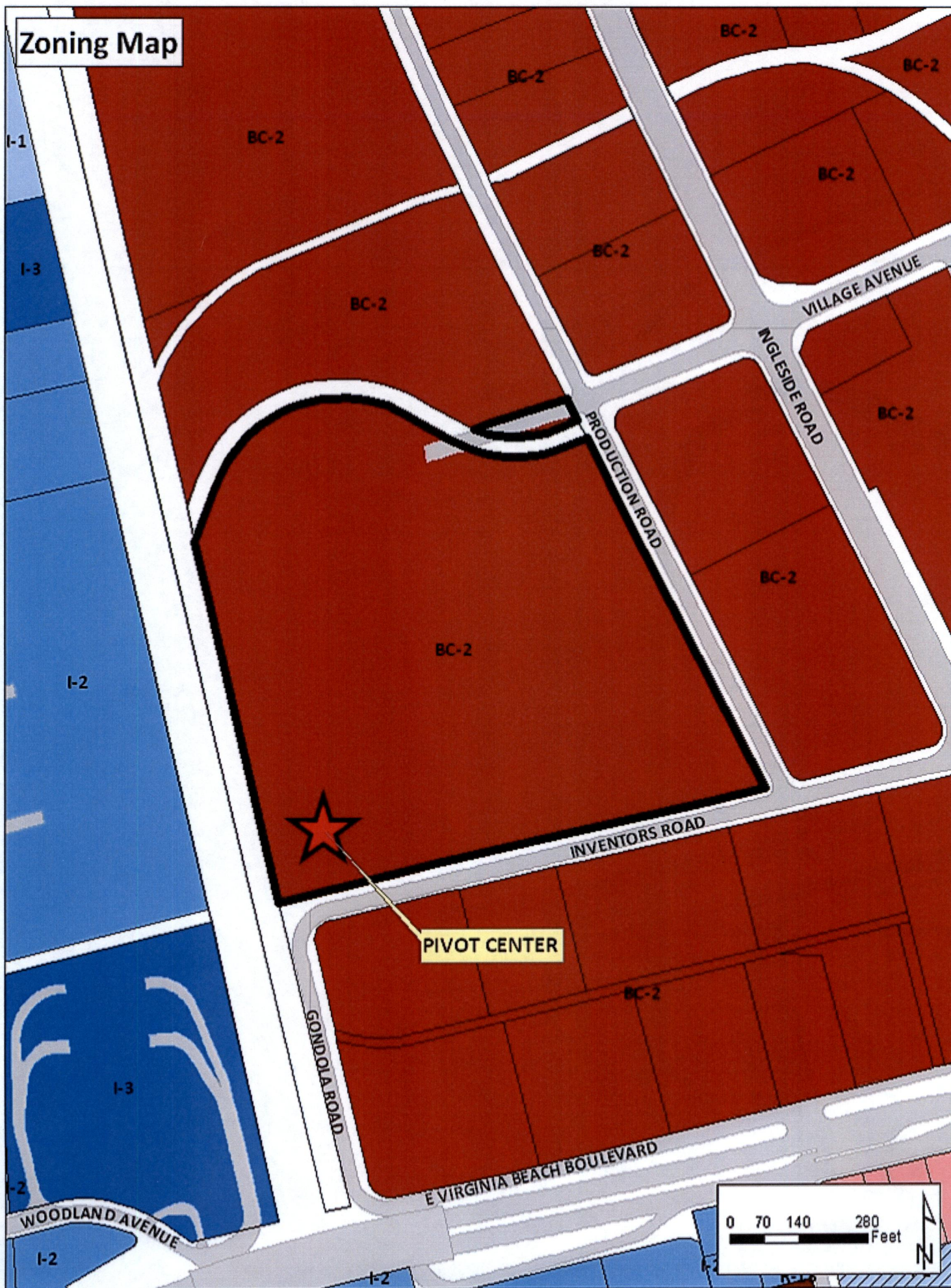


Location Map





# Zoning Map





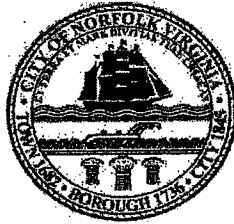
## **Proponents and Opponents**

### **Proponents**

Heather McPherson  
3412 Inventors Road  
Norfolk, VA 23502

### **Opponents**

None



**APPLICATION  
SPECIAL EXCEPTION**

Special Exception for: NFI EVENTS

Date of application: 2/5/2014

**DESCRIPTION OF PROPERTY**

Property location: (Street Number) 3412 (Street Name) Inventors Road

Existing Use of Property ARTS AND FITNESS TRAINING AND PRACTICE FACILITY

Current Building Square Footage 110,000 SQFT

Proposed Use WE WANT THE ABILITY TO INCREASE OUR CAPACITY  
AND TO HOST ROLLER DERBY AND CROSSFIT  
COMPETITIONS.

Proposed Square Footage 16000 SQFT

Proposed Hours of Operation:

Weekday From 8 AM To 10 PM

Friday From 8 AM To 10 PM DEPENDS ON EVENTS

Saturday From 8 AM To 10 PM

Sunday From 8 AM To 10 PM

Trade Name of Business (If applicable) PIVOT CENTER

**DEPARTMENT OF PLANNING & COMMUNITY DEVELOPMENT**

810 Union Street, Room 508

Norfolk, Virginia 23510

Telephone (757) 664-4752 Fax (757) 441-1569

(Revised July, 2013)

**APPLICANT/ PROPERTY OWNER**

1. Name of applicant: (Last) McPherson (First) Heather (MI) K

Mailing address of applicant (Street/P.O. Box): 2007 Fieldstone Lane

(City) Suffolk (State) VA (Zip Code) 23434

Daytime telephone number of applicant (757) 397-2005 Fax number ( ) \_\_\_\_\_

E-mail address of applicant: heather.kmcp@gmail.com

2. Name of property owner: (Last) MIRMEZSTEIN (First) JANE (MI) A

Mailing address of property owner (Street/P.O. box): 1157 Production Rd

(City) Norfolk (State) VA (Zip Code) 23471

Daytime telephone number of owner (757) 363-8612 Fax number (757) 460-4358

**CIVIC LEAGUE INFORMATION**

Civic League contact: N/A

Date(s) contacted: \_\_\_\_\_

Ward/Super Ward information: \_\_\_\_\_

**REQUIRED ATTACHMENTS:**

- ✓ Required application fee, **\$355.00** (if check, make payable to Norfolk City Treasurer).
  - Application fee includes a non-refundable \$5 technology surcharge.
- ✓ Two 8½ x 14 inch copies of a survey or site plan drawn to scale showing:
  - Existing and proposed building structures
  - Driveways
  - Parking,
  - Landscaping
  - Property lines (\*see attached example).

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Application  
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**CERTIFICATION:**

I hereby submit this complete application and certify the information contained herein is true and accurate to the best of my knowledge:

Print name: Jane A. Mirmelstein Sign: Jane A. Mirmelstein 2/10/14  
(Property Owner or Authorized Agent Signature) (Date)

Print name: Heather McPherson Sign: Heather McPherson 2/5/2014  
(Applicant or Authorized Agent Signature) (Date)

**DEPARTMENT OF PLANNING & COMMUNITY DEVELOPMENT**

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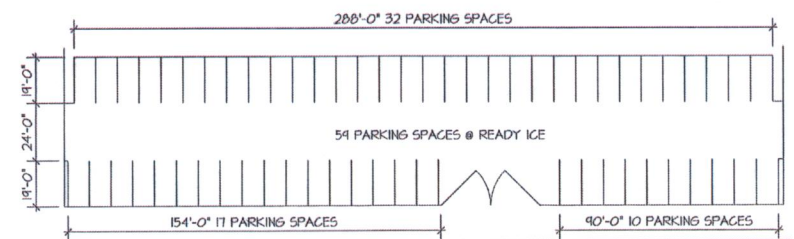
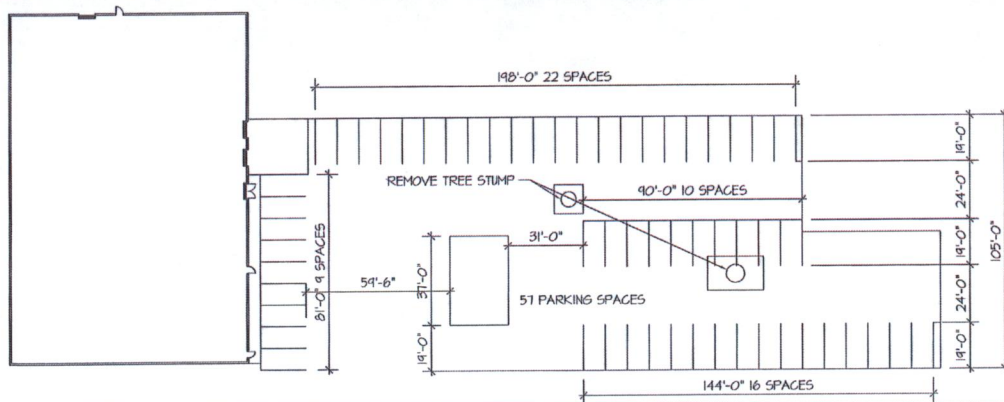
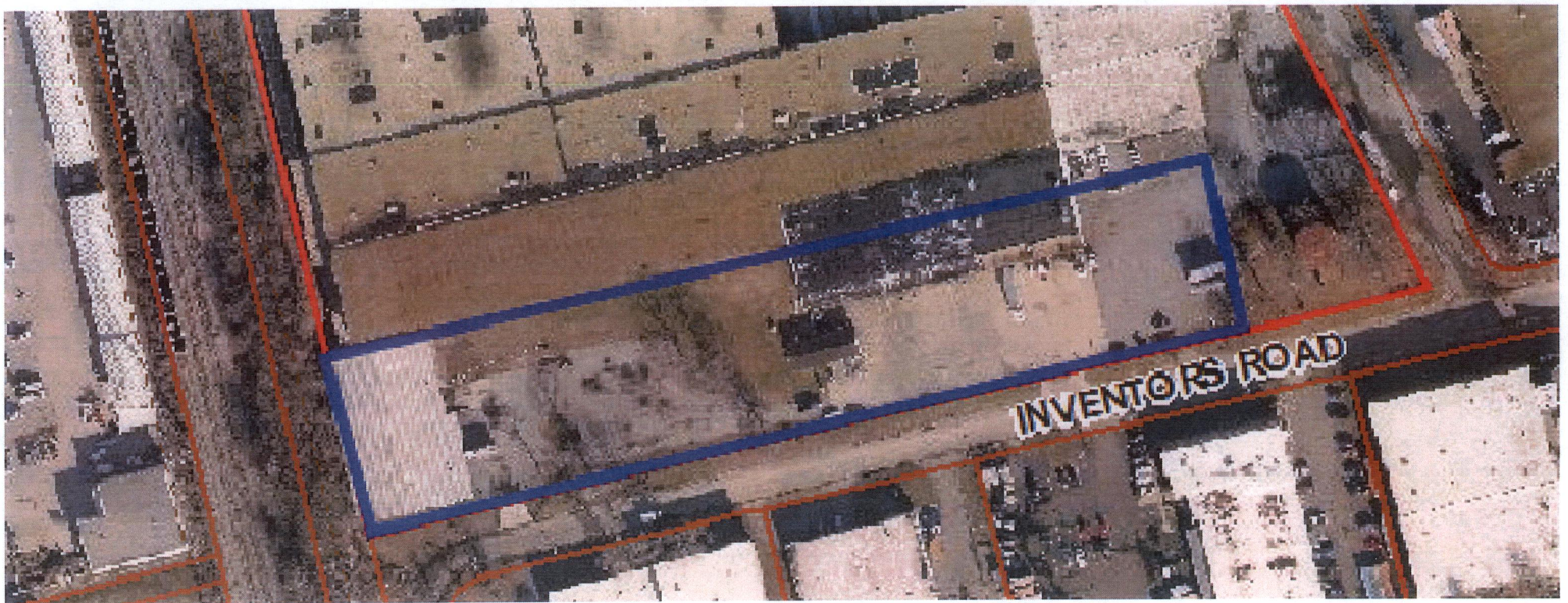
Telephone (757) 664-4752 Fax (757) 441-1569

(Revised July, 2013)



3412 Inventors Rd, Norfolk,





PARKING FOR 3412 INVENTORS ROAD  
 1" = 50'-0"